

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903

NOVEMBER 28, 2006

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, December 12, 2006 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

THOMAS A. PALANGIO: 238 Doyle Avenue, Lot 10 on the Tax Assessor's Plat 86 located in a Residential R-1 Zone; to be relieved from Section 304 in the proposed conversion of the existing carriage house into a single-family dwelling. The proposed use is permitted within this residential R-1 district. The applicant is requesting a dimensional variance relative to regulations governing the side and rear yard setback requirements. The lot in question contains

approximately 2,111 square feet of land area.

HARRINGTON CONSTRUCTION, INC.: 45 Nellie Street, Lot 384 on the Tax Assessor's Plat 77 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(B) in the proposed construction of a 30' x 40' two-family dwelling on the above-described premises. The proposal is a permitted use in this R-2 district, however only when located on a lot having no less than 5,000 square feet of land area. The subject lot contains 4,800-sq. ft. in area. The applicant is requesting a dimensional variance and seeks relief from regulations governing substandard size lots, the height restriction and this proposal provides for 2 driveways, only one driveway is permitted per street frontage.

CITY VIEW DEVELOPERS, LLC: 65 & 71 Wayne Street, Lots 329 & 311 on the Tax Assessor's Plat 68 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2, 304 and 704.2(A) in the proposed construction of a 24' x 44' two-family dwelling on each of the aforementioned lots, which currently sit vacant of structures. Lot 311 (71 Wayne St.) contains approximately 3,978 square feet of land area and lot 329 (65 Wayne St.) contains approximately 3,894-sq. ft. of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot

and undivided for the purpose of the Ordinance. If this instance, the subject lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a two-family dwelling on each lot, which also requires relief from regulations governing minimum lot area per dwelling unit, and the paving limitations, whereby parking areas in the side yard are restricted to 15' in width, this proposal requests each driveway to be constructed 17 feet wide.

LUIS DE LA CRUZ: 88, 92 & 100 Harold Street, Lots 178, 194 and 196 on the Tax Assessor's Plat 65 located in a Residential R-3 Three Family Zone; to be relieved from Sections 204.2 and 304 pursuant to Section 200 in the proposed reconfiguration of the aforementioned 3 lots into 2 lots. Lot 178 contains approximately 3,696 square feet of land area, lot 194 contains 3,800-sq. ft. and lot 196 contains 2,438-sq. ft. Lots 178 and 194 currently sit vacant of structures. Lot 196 contains a building that houses 5 dwelling units and commercial space. The applicant proposes to subdivide lot 194 (which sits between lots 178 and 196) by subtracting 1,234 square feet from lot 194 and increasing the land area of lot 178 to 4,930 square feet and constructing a two-family dwelling on this new lot. Further the remaining 2,566 square feet of land from lot 194 would be added to lot 196 bringing the total amount of land area for this lot to 5,004-sq. ft. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under

the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, the subject lots are substandard in size and are recorded under the same ownership. As per Section 204.1 of the Zoning Ordinance, it states that lawfully established lots which have less than the minimum lot area requirements, may be maintained and may be changed by adding additional land to such lots. In this instance, the proposed new lots would meet the requirements of said section, however the proposed new lots would still be undersized for the new structure and the existing structure. The applicant is requesting a dimensional variance to construct the two-family dwelling, which also requires relief from regulations governing minimum lot area per dwelling unit and the rear yard setback.

7:00 P.M.

BROWN UNIVERSITY, OWNER/APPLICANT AND BLUE STATE COFFEE, LESSEE: 300-308 Thayer Street, Lot 577 on the Tax Assessor's Plat 10 located in a Residential R-1 Zone and Institutional Overlay I-2 District; to be relieved from Section 607.2. The legal use of this property is 6 stores and dormitories. A dimensional variance is sought for 4 new canopy signs (size: 14 square feet, 32.5 sq. ft., 32.5 sq. ft. and 45 sq. ft.), and three banner (flag) signs (size 6.5 sq. ft. each), for a total of 143 additional square feet of signage for the building. In the I-2 district, the maximum size of an allowed sign is 8 square feet, and the total size of all such signs on any lot may not

exceed 16 square feet, for signs that identify each permitted nonresidential use. There is already a total of 75 square feet of pre-existing legal signage. Relief is specifically requested for 4 new canopies as well as 3 flags. Because the proposed canopies will have the identity and/or logo of the new lessee, the Zoning Ordinance defines the canopies as signs. The lot in question contains approximately 41,250 square feet of land area.

STEELTEX CORPORATION, OWNER AND OMNIPOINT HOLDINGS, INC., APPLICANT: 1153 Westminster Street, Lot 596 on the Tax Assessor's Plat 32 located in a Heavy Commercial C-4 Zone and the West Side Overlay District; to be relieved from Sections 303-use code 65.1 and 304 pursuant to Section 200 in the proposed installation of 9 telecommunication panel antennas attached to the existing smokestack and related equipment installed within the existing building. The current legal use of the property is manufacturing. The applicant is requesting a dimensional variance relative to the height restriction, whereby the height restriction within this C-4 zone is 45 feet, the smokestack sits at a height of 67 feet, and the antennas would be installed at a maximum height of 63.5 feet measured from grade to the peak of the proposed antenna installation. The lot in question contains approximately 74,974 square feet of land area.

ESTATE OF LOUIS MANCINI, OWNER AND FRANK E. JASPARRO & RONALD R. TAGLIANETTI, APPLICANTS: 33 & 37 Durham Street,

Lots 261 & 264 on the Tax Assessor's Plat 123 located in a Residential R-2 Two-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 26' x 42' single-family dwelling on lot 261 (37 Durham St.). Lot 261 contains approximately 3,200-sq. ft. of land area and currently sits vacant of structures. Lot 264 (33 Durham St.) contains 3,200 square feet of land area upon which the existing single-family dwelling will remain unchanged. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, the subject lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on lot 261.

ALCO 85, LLC, OWNER AND AMERICAN LOCOMOTIVE WORKS, LLC, APPLICANT: 68 Hemlock Street, Lot 85 on the Tax Assessor's Plat 27 located in an Industrial M-1 Zone; to be relieved from Section 607.6 pursuant to Sections 609.1, 609.2 and 609.3 in the proposed installation of 3 roof signs on two separate buildings. One sign would total approximately 654.15 square feet at a height of 8 feet; a second sign would total approximately 222.77 sq. ft. at a height of 20 feet; and a third sign would total approximately 172.65 sq. ft. at a height of 15 feet. All signs are permitted in the M-1 district. The

applicant is requesting a dimensional variance for the individual signs relative to increase in sign area, maximum sign area and maximum sign height. The lot in question contains approximately 400,000 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376